

FOR LEASE

**6092 SF Premium Office Space
#201, 9 Chippewa Road
Sherwood Park, AB. T8A 6J7
C5 Zoning**



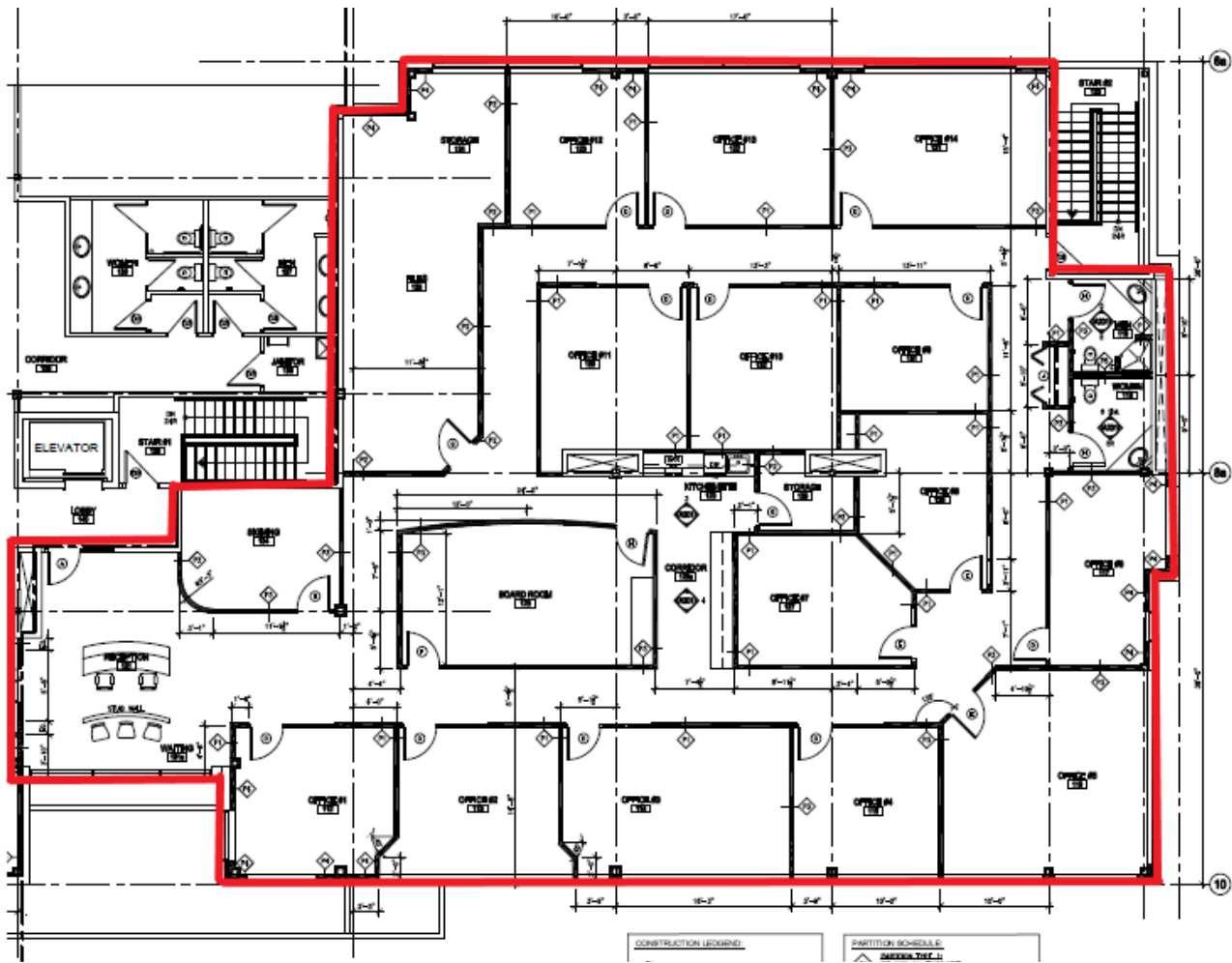
Property Highlights:

- 6092 SF of highly improved second floor professional office space.
- Attractive and functional reception and customer seating area
- 14 generously sized offices, large board room, storage and filing rooms
- Multiple window offices, staff kitchenette and interior M/F washrooms
- Excellent access to Anthony Henday and Yellowhead - Hi-Way 16
- Suitable for professional office users with higher corporate image expectations

Contact

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Leasing Information

Municipal Address: #201, 9 Chippewa Road
Sherwood Park, AB. T8A 6J7

Zoning: C5

Operating Costs: \$9.00/SF (2025 base year)

Lease Rate: starting at \$19.50/SF

Floor size: +/- 6092 SF Total

Amenities

Top quality improvements. Interior M/F and common area washrooms on second floor by elevator. 14 offices in a range of sizing, large board room, closing room, abundant storage and filing area, attractive reception and seating area. Shower in men's washroom.



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